

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 818, 821, 822, 824, 826, 828, 830, 831 South Calhoun Street, 104-108, 110-114, 116 West Wayne Street, 107 & 113 East Wayne Street, Fort Wayne, Indiana 46802 (City Center Associates, LP).

WHEREAS, Petitioner has duly filed its petition dated December 4, 1991, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Parcel I:

Lot Number 128 on the original plat of the Town, now City, of Fort Wayne, and a strip of land 2 1/2 feet in width adjoining the same on the East said strip being the West 1/2 of a former alley.

Parcel II:

Lot Numbered one hundred twenty nine (129) in the Original Plat of the Town, now City of Fort Wayne.

Also

The North twenty (20) feet of the South ninety (90) feet of Lot one hundred thirty (130) in the Original Plat of the Town, now City, of Fort Wayne, more particularly described as follows:

Commencing at a point on the West line of said Lot one hundred thirty (130) in the Original Plat of the Town, now City, of Fort Wayne, Ninety (90) feet North of the Southwest corner of said lot, thence East parallel with the South line of said lot, sixty (60) feet, thence South along the East line of said lot twenty (20) feet, thence West parallel with the South line of said lot sixty (60) feet to the West line thereof, thence North along the West line of said lot twenty (20) feet to the place of beginning.

Parcel III:

The South Twenty (20) feet of the North Sixty (60) feet of Lot Numbered One Hundred and Thirty (130) Original Plat of the City of Fort Wayne, and more particularly described as follows, to wit:

Commencing at a point of the West line of said Lot Numbered One Hundred and Thirty (130) aforesaid Forty (40) feet South of the Northwest corner thereof; thence East parallel with the North line to the East line of said Lot; thence South on said East line Twenty (20) feet; thence West parallel with North line thereof to the West line of said Lot; thence North on said West line Twenty (20) feet to the place of beginning.



Parcel IV:

Part of Lot 130 in the original plat of the Town, now City, of Fort Wayne, Allen County, Indiana, described as follows:

Commencing at the Southwest corner of said Lot; thence running North fifty (50) feet; thence running East sixty (60) feet on a line parallel with the South line of said Lot; thence South fifty (50) feet; thence West sixty (60) feet to the place of beginning.

AND,

Part of Lot 130 in the original plat of the Town, now City, of Fort Wayne, Allen County, Indiana, described as follows:

Commencing at a point fifty (50) feet North from the Southwest corner of said Lot; thence running North twenty (20) feet; thence East sixty (60) feet on a line parallel with the South line of said Lot; thence South twenty (20) feet; thence West sixty (60) feet to the place of beginning.

ALSO:

The West 40 feet of Lot 133; the East 20 feet of Lot 133; the West 20 feet of Lot 132; the East 20 feet of the West 40 feet of Lot 132; the South 20 feet of Lot 131; the South 86.6 feet of the East 20 feet of Lot 132; the 20 feet North of the South 20 feet of Lot 131; the 20 feet North of the South 40 feet of Lot 131; the North 22 1/2 feet of the South 82 1/2 feet of Lot 131; the 20 feet South of the North 47 1/2 feet of Lot 131; the 15 5/6 feet South of the North 31 2/3 feet of Lot 131; the North 31 2/3 feet of Lot 131; the North 63.4 feet of the East 20 feet of the Lot 132; all in the Original Plat of the City of Fort Wayne.

said property more commonly known as 818, 821, 822, 824, 826, 828, 830, 831 South Calhoun Street, 104-108, 110-114, 116 West Wayne Street, 107 & 113 East Wayne Street, Fort Wayne, Indiana 46802.

WHEREAS, said project will create 37 additional permanent jobs for a total additional annual payroll of \$1,000,000.00, with the average new annual job salary being \$28,500.00; and

WHEREAS, the total estimated project cost is \$10,000,000.00; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution



and shall continue for five (5) years thereafter. Said designation shall terminate at the end of that five-year period.

SECTION 2. That upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate.

SECTION 4. That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of redevelopment or rehabilitation all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

SECTION 5. The current year approximate tax rates for taxing units within the City would be:



1 (a) If the proposed development does not occur, the  
2 approximate current year tax rates for this site would  
3 be \$7.595561/\$100.

4 (b) If the proposed development does occur and no deduction  
5 is granted, the approximate current year tax rate for  
6 the site would be \$7.595561/\$100 (the change would be  
7 negligible).

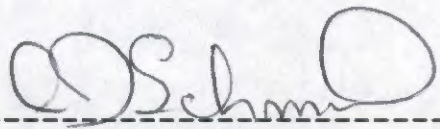
8 (c) If the proposed development occurs, and a deduction  
9 percentage of fifty percent (50%) is assumed, the  
10 approximate current year tax rate for the site would be  
11 \$7.595561/\$100 (the change would be negligible).

12 SECTION 6. That, this Resolution shall be subject to being  
13 confirmed, modified and confirmed or rescinded after public  
14 hearing and receipt by Common Council of the above described  
15 recommendations and resolution, if applicable.

16 SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby  
17 determined that the deduction from the assessed value of the real  
18 property shall be for a period of 6 years.

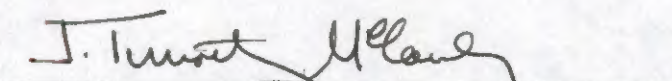
19 SECTION 8. The benefits described in the Petitioner's  
20 statement of benefits can be reasonably expected to result from  
21 the project and are sufficient to justify the applicable  
22 deductions.

23 SECTION 9. That, this Resolution shall be in full force and  
24 effect from and after its passage and any and all necessary  
25 approval by the Mayor.

26 

27 Council Member

28 APPROVED AS TO FORM AND  
29 LEGALITY

30   
31 J. Timothy McCaulay, City Attorney  
32



Read the first time in full and on motion by \_\_\_\_\_ seconded by \_\_\_\_\_, and duly adopted, read the second time title and referred to the Committee on \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.

DATED: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Selms seconded by Selms, and duly adopted, placed on its passage. PASSED Best by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>6</u>		<u>1</u>	<u>2</u>
BRADBURY			<u>✓</u>	
BURNS				<u>✓</u>
EDMONDS	<u>✓</u>			
GIAQUINTA				
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: \_\_\_\_\_

12-10-91

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) \_\_\_\_\_ (APPROPRIATION) \_\_\_\_\_ (GENERAL) \_\_\_\_\_ (SPECIAL) \_\_\_\_\_ (ZONING MAP) \_\_\_\_\_ ORDINANCE RESOLUTION NO. 2-7591 on the 10th day of December, 1991.

Sandra E. Kennedy ATTEST  
SANDRA E. KENNEDY, CITY CLERK

SEAL  
Samuel J. Talarico  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th day of December, 1991 at the hour of 0530 o'clock 7 M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 17th day of December 1991, at the hour of 5:45 o'clock 9 M., E.S.T.

PAUL HELMKE  
PAUL HELMKE, MAYOR



**FOR USE OF DESIGNATING BODY**  
**IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE**

Tax Rates Determined Using The Following Assumptions	Total Tax Rates
1. Current total tax rate.	\$
2. Approximate tax rate if project occurs and no deduction is granted.	\$
3. Approximate tax rate if project occurs and a deduction is assumed.	\$

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

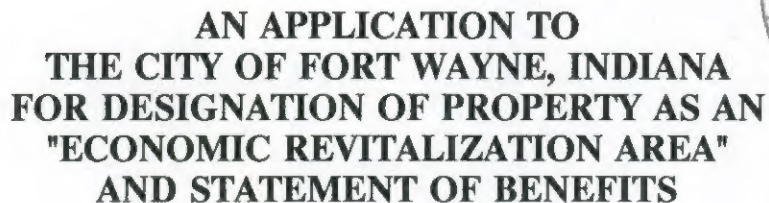
- A) The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years. \*(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☐ Yes ☐ No
  - 2) Installation of new manufacturing equipment ☐ Yes ☐ No
  - 3) No limitations on type of deduction (check if no limitations) ☐ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ \_\_\_\_\_ cost with an \$ \_\_\_\_\_ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title \_\_\_\_\_ Date of Signature 12-10-91  
 Attested By: Sandra F. Kennedy Designated Body Common Council  
City Clerk

If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%



APPLICATION FOR THE FOLLOWING TYPE OF DESIGNATION:

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\*\*\*\*\*

SIC Code of Principal User of Property: \_\_\_\_\_



B. PROJECT SUMMARY INFORMATION

YES

NO

Is the project site solely within the city limits of the City of Fort Wayne?

X

Is the project site within the regulatory floodplain:

X

Is the project site within the rivergreenway area?

X

Is the project site within a Redevelopment area?

X

Is the project site within a platted industrial park?

X

Is the project site within the designated downtown area?

X

Will this project require public improvements?

X

- Sewer lines
- Water Lines
- Road Improvements
- Other

Does your company plan to request state or local assistance to finance these public improvements?

X

Will the proposed project have any adverse environmental impact?

X

C. ZONING INFORMATION

What is the existing zoning classification on the project site?  
B3A

What zoning classification does the project require? B3A

What is the nature of the business to be conducted at the project site?

The business to be conducted at the project site will be the management and leasing operation of a four story office building, the major tenants of which will be a commercial bank and an architectural and engineering firm. A seven story parking garage will also be located on the project site which will serve the occupants of the office building as well as members of the general public.



D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) is currently on the property?

Numerous two and three story buildings are located on the property.

What is the condition of the structure(s) listed above?

Several of the structures are deteriorating. Their obsolescence discourages investment. The majority of the square footage in the structures has been vacant for a considerable time.

Current assessed value of the real estate:

Land	\$ 244,910.00
Improvements	\$1,365,574.00
Total	\$1,610,484.00

What was the amount of total property taxes owed during the immediate past year? \$41,583.00 for year 1991.

Give a brief description of the proposed improvements to be made to the real estate.

The proposed improvements consist of a four (4) story granite and marble office building (formerly the G.C. Murphy Co. building) and a six (6) story concrete parking garage.

What is the total cost of the project? \$10,000,000.00

What is the anticipated first year tax savings attributable to this designation? \$126,580.00

Explain how your company plans to use these tax savings.

The tax savings are an integral part of the financial package for the project and are necessary to finance the construction of the project.



E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment?

Current assessed value of personal property: \_\_\_\_\_

What was the amount of personal property taxes owed during the immediate past year? \$\_\_\_\_\_ for year 19\_\_\_\_.

Give a brief description of new manufacturing equipment to be installed at the project site.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cost of new manufacturing equipment: \$\_\_\_\_\_

Development Time Frame:

When will installation begin of new manufacturing equipment?

\_\_\_\_\_  
When is installation expected to be completed? \_\_\_\_\_

Explain how your company plans to use these tax savings.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

What is the anticipated first year tax savings attributable to the new manufacturing equipment? \$\_\_\_\_\_

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County?

None. Applicant is a newly formed entity which will develop, manage and lease the Project.

How many permanent jobs will be created as a result of this project? 37 (primarily through the expanded employment of the



Project's two major tenants)

Anticipated time frame for reaching employment level stated above  
April 1, 1995 (2 years following completion of project)

Current annual payroll: \$4,225,000.00

New additional payroll: \$1,000,000.00

What is the nature of the jobs to be created?

Senior management, sales, secretarial, and maintenance positions

Please provide the annual salary range for the jobs being created:

Minimum \$16,000.00 Maximum \$50,000.00 Average \$28,500.00

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property" or is an area "where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues"?

The majority of the square footage of the buildings located on the project site have been vacant for many years, and efforts to rent or sell these buildings have been unsuccessful.  
Additionally, a number of these buildings are of obsolete design and structure which has discouraged investment in and accelerated the deterioration of the structures.

In what Township is the project site located? Wayne

In what Taxing District is the project site located? Wayne



G. CONTACT PERSON

Name and address of contact person for further information if required:

Lawrence E. Shine, Esq., Baker & Daniels, 2400 Fort Wayne  
National Bank Building, Fort Wayne, Indiana 46802-2387

Phone number of contact person: (219) 424-8000

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

CITY CENTER ASSOCIATES, L.P.  
GENERAL PARTNER: Murphy &  
Associates, Inc.

By:   
George B. Huber, President

Dated: December 12, 1991



Please check if these newly-created jobs provide any of the listed benefits:

<u>X</u>	Pension Plan
<u>X</u>	Tuition Reimbursement
<u>X</u>	Major Medical Plan
<u>      </u>	Life Insurance Disability Insurance
<u>X</u>	Disability Insurance

List any benefits not mentioned above:

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Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

<u>      </u>	Job Works
<u>      </u>	Benito Juarez Center
<u>      </u>	Township of Wayne
<u>      </u>	Catholic Charities Ft. Wayne-South Bend Diocese
<u>      </u>	Community Action of Northeast Indiana, Inc.
<u>      </u>	State of Indiana, Department of Public Welfare
<u>      </u>	Fort Wayne Rescue Mission
<u>      </u>	Lutheran Social Services, Inc.
<u>      </u>	Fort Wayne Urban League, Inc.
<u>      </u>	Fort Wayne Women's Bureau
<u>  X  </u>	State of Indiana, Employment Security Division
<u>      </u>	State of Indiana, Vocational Rehabilitation Services
<u>      </u>	Anthony Wayne Services
<u>      </u>	Indiana Department of Commerce
<u>      </u>	Indiana Institute of Technology
<u>      </u>	Indiana Purdue University at Fort Wayne
<u>      </u>	Ivy Tech



ATTACHMENT NO. 1

Street Addresses of Property  
Proposed to be Designated

Real Estate Key Numbers

818 South Calhoun Street Fort Wayne, Indiana 46802	92-3572-0131
821 South Calhoun Street Fort Wayne, Indiana 46802	91-3572-0245
822 South Calhoun Street Fort Wayne, Indiana 46802	92-3572-0167
824 South Calhoun Street Fort Wayne, Indiana 46802	92-3572-0168
826 South Calhoun Street Fort Wayne, Indiana 46802	92-3572-0169
828 South Calhoun Street Fort Wayne, Indiana 46802	92-3572-0170
830 South Calhoun Street Fort Wayne, Indiana 46802	92-3572-0171
831 South Calhoun Street Fort Wayne, Indiana 46802	91-3572-0130
104-108 West Wayne Street Fort Wayne, Indiana 46802	92-3572-0172
110-114 West Wayne Street Fort Wayne, Indiana 46802	92-3572-0132, 92-3572-0133, and 92-3572-0173
116 West Wayne Street Fort Wayne, Indiana 46802	92-3572-0176
107 East Wayne Street Fort Wayne, Indiana 46802	91-3572-0129 and 91-3572-0244
113 East Wayne Street Fort Wayne, Indiana 46802	91-3572-0128





# STATEMENT OF BENEFITS

STATE BOARD OF TAX COMMISSIONERS

State Form 27187 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body Common Council of the City of Fort Wayne	County Allen
Name of Taxpayer City Center Associates, L.P.	
Address of Taxpayer (Street, city, county) Suite 400, Commerce Building, 127 West Berry Street, Fort Wayne, Indiana	ZIP Code 46802

## SECTION I: LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above See legal description attached hereto as Exhibit "A"	Taxing District Wayne
Cost and description of real property improvements and / or new manufacturing equipment to be acquired:  Four (4) story granite and marble office building - \$7,200,000 Six (6) story concrete parking garage - \$2,800,000	
(Attach additional sheets if needed)	Estimated Starting Date February 1, 1992
	Estimate Completion Date April 1, 1993

## SECTION II: ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
0	n/a	n/a	n/a	37	\$1,000,000

## SECTION III: ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values	\$1,240,000	\$ 244,910		
Plus estimated values of proposed project	8,195,000	1,365,574		
Less: Values of any property being replaced	750,000	275,905		
Net estimated values upon completion of project	8,685,000	1,334,579		

## SECTION IV: OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

CITY CENTER ASSOCIATES, L.P.  
GENERAL PARTNER: Murphy & Associates, Inc.


I hereby certify that the representations on this statement are true.	Signatures of Authorized Representative By:  , President
Title General Partner	Date of Signature December 4, 1991
	Telephone Number 426-4704



EXHIBIT "A"

Parcel I:

Lot Number 128 on the original plat of the Town, now City, of Fort Wayne, and a strip of land 2 1/2 feet in width adjoining the same on the East said strip being the West 1/2 of a former alley.

Parcel II:

Lot Numbered one hundred twenty nine (129) in the Original Plat of the Town, now City of Fort Wayne.

Also

The North twenty (20) feet of the South ninety (90) feet of Lot one hundred thirty (130) in the Original Plat of the Town, now City, of Fort Wayne, more particularly described as follows:

Commencing at a point on the West line of said Lot one hundred thirty (130) in the Original Plat of the Town, now City, of Fort Wayne, Ninety (90) feet North of the Southwest corner of said lot, thence East parallel with the South line of said lot, sixty (60) feet, thence South along the East line of said lot twenty (20) feet, thence West parallel with the South line of said lot sixty (60) feet to the West line thereof, thence North along the West line of said lot twenty (20) feet to the place of beginning.

Parcel III:

The South Twenty (20) feet of the North Sixty (60) feet of Lot Numbered One Hundred and Thirty (130) Original Plat of the City of Fort Wayne, and more particularly described as follows, to wit:

Commencing at a point on the West line of said Lot Numbered One Hundred and Thirty (130) aforesaid Forty (40) feet South of the Northwest corner thereof; thence East parallel with the North line to the East line of said Lot; thence South on said East line Twenty (20) feet; thence West parallel with North line thereof to the West line of said Lot; thence North on said West line Twenty (20) feet to the place of beginning.

Parcel IV:

Part of Lot 130 in the original plat of the Town, now City, of Fort Wayne, Allen County, Indiana, described as follows:

Commencing at the Southwest corner of said Lot; thence running North fifty (50) feet; thence running East sixty (60) feet on a line parallel with the South line of said Lot; thence South fifty (50) feet; thence West sixty (60) feet to the place of beginning.

AND,

Part of Lot 130 in the original plat of the Town, now City, of Fort Wayne, Allen County, Indiana, described as follows:

Commencing at a point fifty (50) feet North from the Southwest corner of said Lot; thence running North twenty (20) feet; thence East sixty (60) feet on a line parallel with the South line of said Lot; thence South twenty (20) feet; thence West sixty (60) feet to the place of beginning.

ALSO:



The West 40 feet of Lot 133; the East 20 feet of Lot 133; the West 20 feet of Lot 132; the East 20 feet of the West 40 feet of Lot 132; the South 20 feet of Lot 131; the South 86.6 feet of the East 20 feet of Lot 132; the North 20 feet of the South 20 feet of Lot 131; the North 20 feet of the South 40 feet of Lot 131; the North 22 1/2 feet of the South 82 1/2 feet of Lot 131; the South 20 feet of the North 47 1/2 feet of Lot 131; the South 15 5/6 feet of the North 31 2/3 feet of Lot 131; the North 31 2/3 feet of Lot 131; the North 63.4 feet of the East 20 feet of Lot 132; all in the Original Plat of the City of Fort Wayne.

(Exhibit "A" Cont.)



SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION  
FOR  
"ECONOMIC REVITALIZATION AREA"  
IN  
CITY OF FORT WAYNE, INDIANA

Name of Applicant: City Center Associates, LP  
 Site Location: 818, 821, 822, 824, 826, 828, 830, 831, South Calhoun Street  
104-108, 110-114, 116 West Wayne Street, 116, 107 & 113 East  
Wayne Street, Fort Wayne, Indiana, 46802  
 Councilmanic District: 1st Existing Zoning: B3A  
 Nature of Business: The business conducted at the project site will be the management  
and leasing operation of a four story office building, the major  
tenants will be a commercial bank and architectural and engineering  
firm  
 Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u>X</u>	<u>      </u>
Urban Enterprise Zone	<u>      </u>	<u>X</u>
Redevelopment Area	<u>X</u>	<u>      </u>
Platted Industrial Park	<u>      </u>	<u>X</u>
Flood Plain	<u>      </u>	<u>X</u>

Description of Project:  
Construction of a four story office building and a seven story parking garage for use  
of the tenants and general public.

Type of Tax Abatement: Real Property X Manufacturing Equipment         
 Estimated Project Cost: \$ 10,000,000.00 Permanent Jobs Created: 37

\*\*\*\*\*  
STAFF RECOMMENDATION

As stated per the established policy of the Department of Economic Development, the following recommendations are hereby made:

1. Designation as an "Economic Revitalization Area" should be granted. Yes X No
2. Designation should be limited to a term of 6 year(s).
3. The period of deduction should be limited to 5 year(s).

COMMENTS:

Staff Karen A. Lee  
 Date 12-5-1991

Director Richard Grohe  
 Date December 5, 1991



## MEMORANDUM

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TO: City Council Members

FROM: Karen A. Lee, Business Development Specialist *K.A.L.*

DATE: December 4, 1991

RE: Tax Abatement Application by City Center Associates, LP

Background:

*09-91-12-20*

The business to be conducted at the project site will (City Center Associates, LP) will be the management and leasing operation of a four story office building, the major tenants of which will be a commercial bank and an architectural and engineering firm. A seven story parking garage will also be located on the project site which will serve the occupants of the office building as well as members of the general public.

Reviewing Alternatives:

Approval of City Center Associates' tax abatement will allow the creation of 37 new jobs.

Recommendation:

The staff's recommendation is that the tax abatement be approved for Heavy Duty for six years on real property.

KAL/jkb



DIGEST SHEET

TITLE OF ORDINANCE DECLARATORY RESOLUTION

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE City Center Associates' is requesting a tax abatement in order to construct a management and leasing operation of a four story office building, the major tenants of which will be a commercial bank and an architectural and engineering firm. A seven story parking garage will also be located on the project site which will serve the occupants of the office building as well as the general public.

The subject property has been declared an allocation area by the Fort Wayne Redevelopment Commission and is subject to their approval.

Q - 91-12-20

EFFECT OF PASSAGE The creation of 37 new jobs.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta

BILL NO. R-91-12-20

REPORT OF THE COMMITTEE ON FINANCE

MARK E. GIAQUINTA, CHAIRMAN  
DONALD J. SCHMIDT, VICE CHAIRMAN  
BRADBURY, REDD, BURNS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly  
known 818, 821, 822, 824, 826, 828, 830, 831 South Calhoun  
street, 104-108, 110-114, 116 West Wayne Street, 107 & 113 East  
Wayne Street, Fort Wayne, Indiana 46802 (City Center  
Associates, LP)

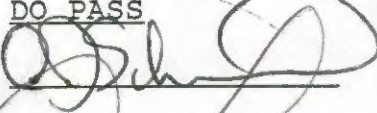
HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
~~(ORDINANCE)~~ (RESOLUTION) \_\_\_\_\_

DO PASS

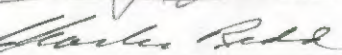
DO NOT PASS

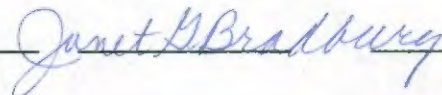
ABSTAIN

NO REC









DATED: 12-10-91

Sandra E. Kennedy  
City Clerk



TO: Natka  
FROM: Jamie  
DATE: December 5, 1991  
RE: City Center Associates, LP

Natka, please make note of the 5 year designation for the City Center Associates Tax Abatement. Thank you!

Jamie